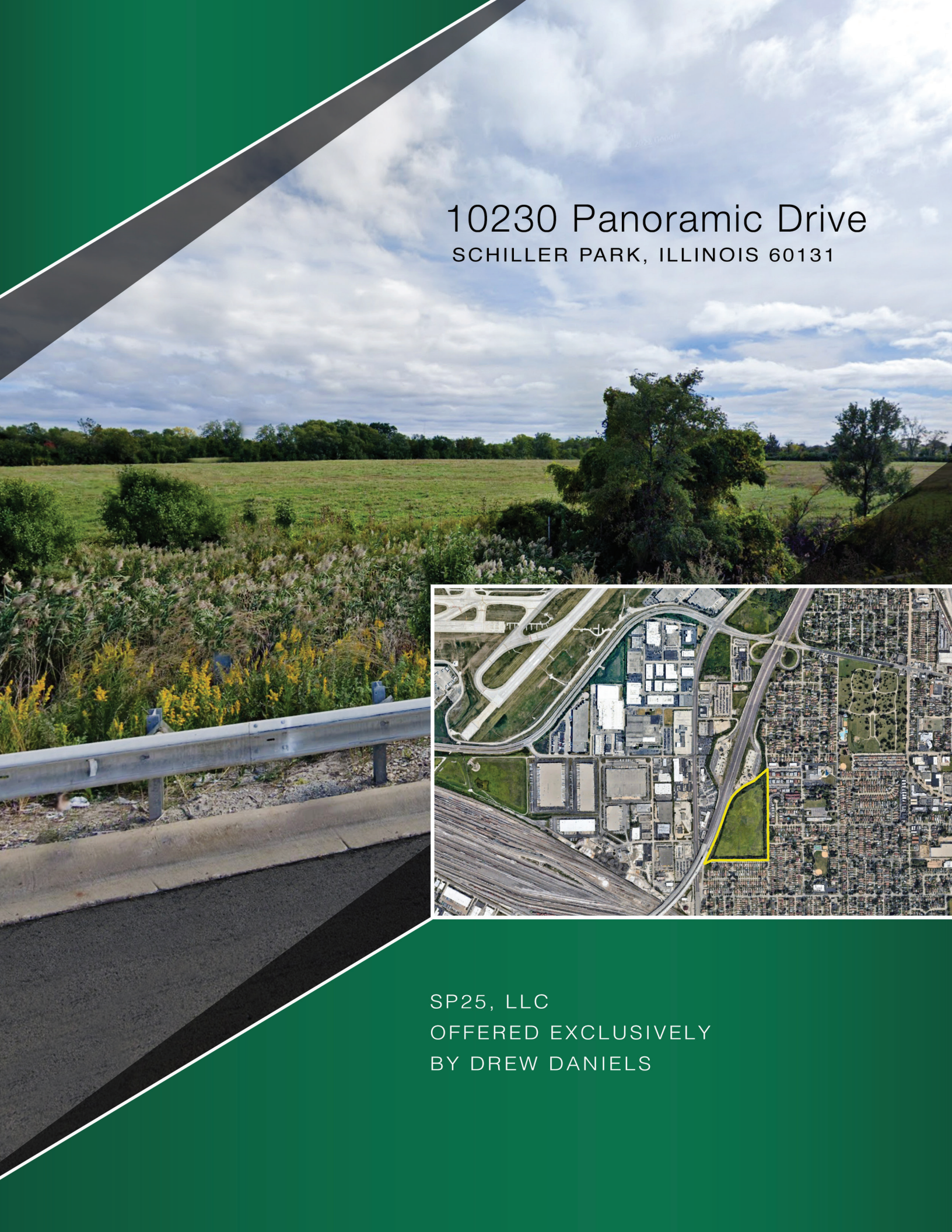


# 10230 Panoramic Drive

SCHILLER PARK, ILLINOIS 60131



SP25, LLC  
OFFERED EXCLUSIVELY  
BY DREW DANIELS

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**Please read the Confidential Offering Memorandum (COM)  
on Pages 4 & 5 **BEFORE** reaching out, where many questions are  
answered as to the Price, Commissions, and the Terms.**

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### **LISTING HIGHLIGHTS**

- Former C&D Landfill Closed in 1979
- 24.353 Acres of Vacant Land Available Near O'Hare
- 19.87 Acres Zoned Industrial in the Village of Schiller Park
- No Wetlands, No Floodway and Minimal Floodplain
- Extensive Engineering Already Completed for the Site
- Over 1,500' Lineal Frontage on I-294
- Potential of Up to 3 Billboard Poles (6-Faces)
- Phase I Study Available
- 60+ Years of Detailed Parcel Data Available
- Property & Zoning Meet Cook County Class 6b  
Property Tax Incentives Prerequisites
- Easily Accessible 12" Nicor High Pressure Gas Line
- Potential Data Center or Electrical Intensive Uses
- Low Annual Carrying Costs for Long-Term Investors

## **OPENING NARRATIVE**

For the first time in over 65 years, we are pleased to present this rare development opportunity: a chance to acquire one of the largest vacant parcels in Cook County adjacent to Interstate-294 located in Schiller Park, Illinois. The site is less than a mile from O'Hare International Airport and is accessible from nearby major roadways, including I-294, Irving Park Road and Mannheim Road.

With 19.87 acres of the Property already zoned Industrial, this site is prime for development opportunities without the need for lengthy and potentially complicated rezoning, saving developers significant time and money. The former landfill accepted primarily Construction & Demolition debris (C&D), and the Property has been vacant and undeveloped since the landfill ceased operations nearly 50 years ago. Multiple third-party environmental and engineering consultants have verified the site's readiness for development.

Another highlight of this listing is the institutional knowledge of the Owner that has controlled and operated the site since it was sited and approved for the prior waste operations. This knowledge can assist potential developers not only with due diligence, but in the final development process as well.

## **CONFIDENTIAL OFFERING MEMORANDUM**

This Confidential Offering Memorandum (“COM”) is provided by the owner (“Owner”) of the industrial property described herein (the “Property”) solely for your consideration of the opportunity to acquire the Property. This is an off-market listing and, as such, an interested party must indicate in its offer the price it is willing to pay for the Property. This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Owner.

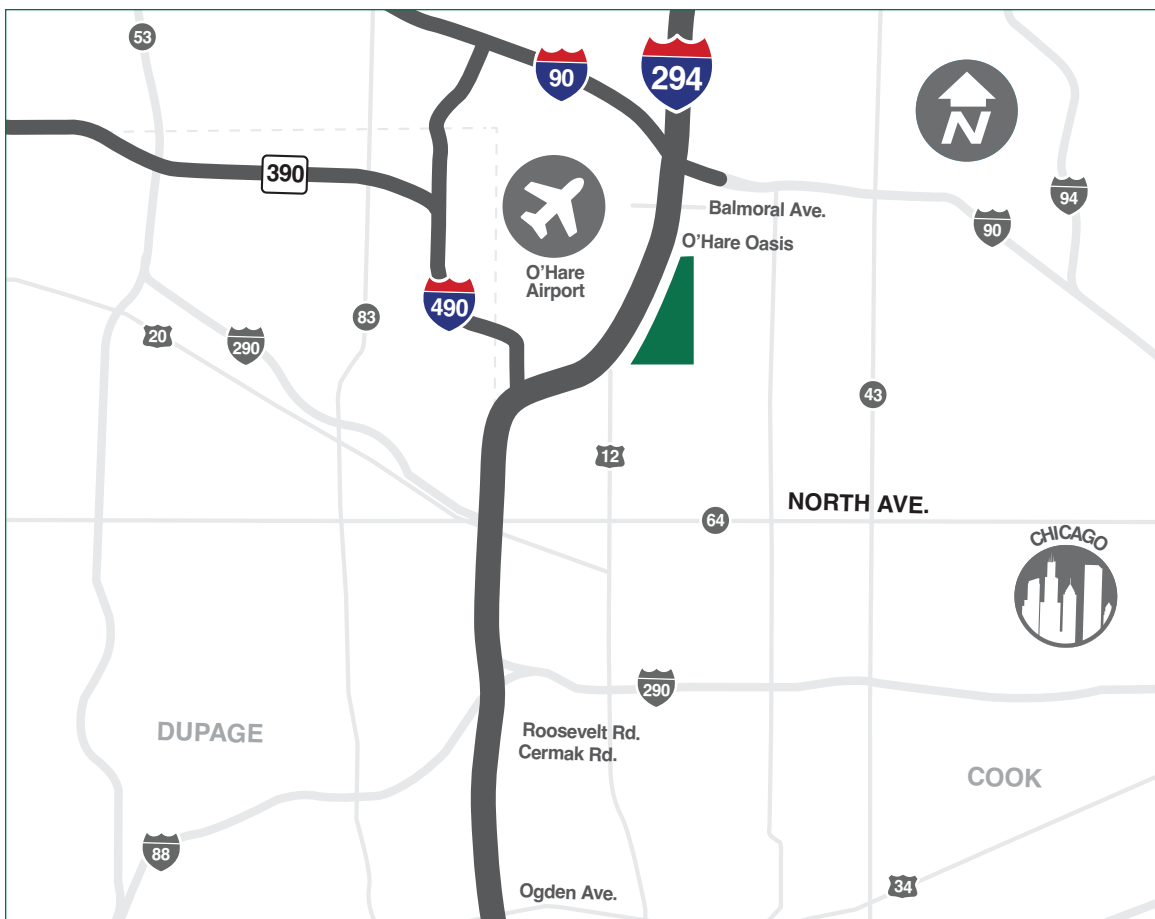
This COM contains descriptive materials about the Property, and other data (the “Information”) compiled for the convenience of parties who may be interested in the Property. The Information is not all inclusive and is not represented to contain all the documentation that may be material to an evaluation of the acquisition opportunity presented. Owner has not independently verified the Information and makes no representations or warranties of any kind concerning the accuracy or completeness thereof, the condition of the Property, compliance with applicable governmental requirements, developability or suitability or projected financial performance. All summaries and discussions of the Information are qualified in their entirety by reference to the actual materials, documents and/or financial data, which, upon request, may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Owner.

The Property may be withdrawn from the market without notice, and Owner reserves the right to negotiate with any number of interested parties at any time and to continue to market and obtain back-up offers. The Property is offered and sold by Owner on an “AS-IS, WHERE IS, WITH ALL FAULTS” basis, without representation or warranty of any kind except for any customary warranties of title, which shall be reflected in any contract for sale. This COM is for the sale of the Property, and no options to lease will be considered. If an interested party employs a broker, all compensation to the broker shall be paid by the interested party, not Owner. A due diligence period to allow an interested party sufficient time to analyze the Property is anticipated, but Owner will not consider offers that contain contingencies, such as zoning or other governmental or third-party approvals, or that fail to reflect the requirements described in this COM, including the terms outlined in this paragraph.

**BY ACCEPTING THIS COM, YOU AGREE THAT:** (1) all information contained herein (including, without limitation, the Information), and all other information you have received or may hereafter receive from Owner relating to the Property, whether oral, written or in any other form (collectively, the "Property Data"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Owner, all or any part of this COM or the Property Data; (3) upon request by Owner at any time, you will return and/or certify your complete destruction of all copies of this COM and the Property Data; (4) for yourself and all your affiliates, members, managers, officers, directors, shareholders, partners, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Owner and all of its affiliates, members, managers, officers, directors, shareholders, partners, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Property Data; (5) you will not provide this COM or any of the Property Data to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Owner shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

## SITE LOCATION

The Property consists of 24.353 acres of a triangular-shaped vacant parcel bordered to the west by Interstate 294 (Tri-State Tollway), to the north by the O'Hare Oasis, to the east by Dora Street and Denley Avenue, and to the south by Panoramic Drive. The majority of the Property is located in the Village of Schiller Park, Cook County, Illinois, and also includes an approximate ¼ acre parcel to the south located across Panoramic Drive in the Village of Franklin Park that provides access.



## PROPERTY STATISTICS & EXISTING ZONING

This offering is comprised of the following two parcels:

**Municipality:** Village of Schiller Park  
**Address:** 10230 Panoramic Drive  
**PIN:** 12-21-100-012-0000  
**Zoning:** I-1 (Industrial) & R-2 (Residential)  
**Square Footage:** 1,049,055.48  
**Acreage:** 24.083 (19.87 Industrial and 4.21 Residential)

**Municipality:** Village of Franklin Park  
**Address:** 10333 Panoramic Drive  
**PIN:** 12-21-100-005-0000  
**Zoning:** R-2 (Residential)  
**Square Footage:** 11,761.20  
**Acreage:** 0.270 (Residential)

**Total Square Footage:** 1,060,816.68  
**Acreage:** 24.353

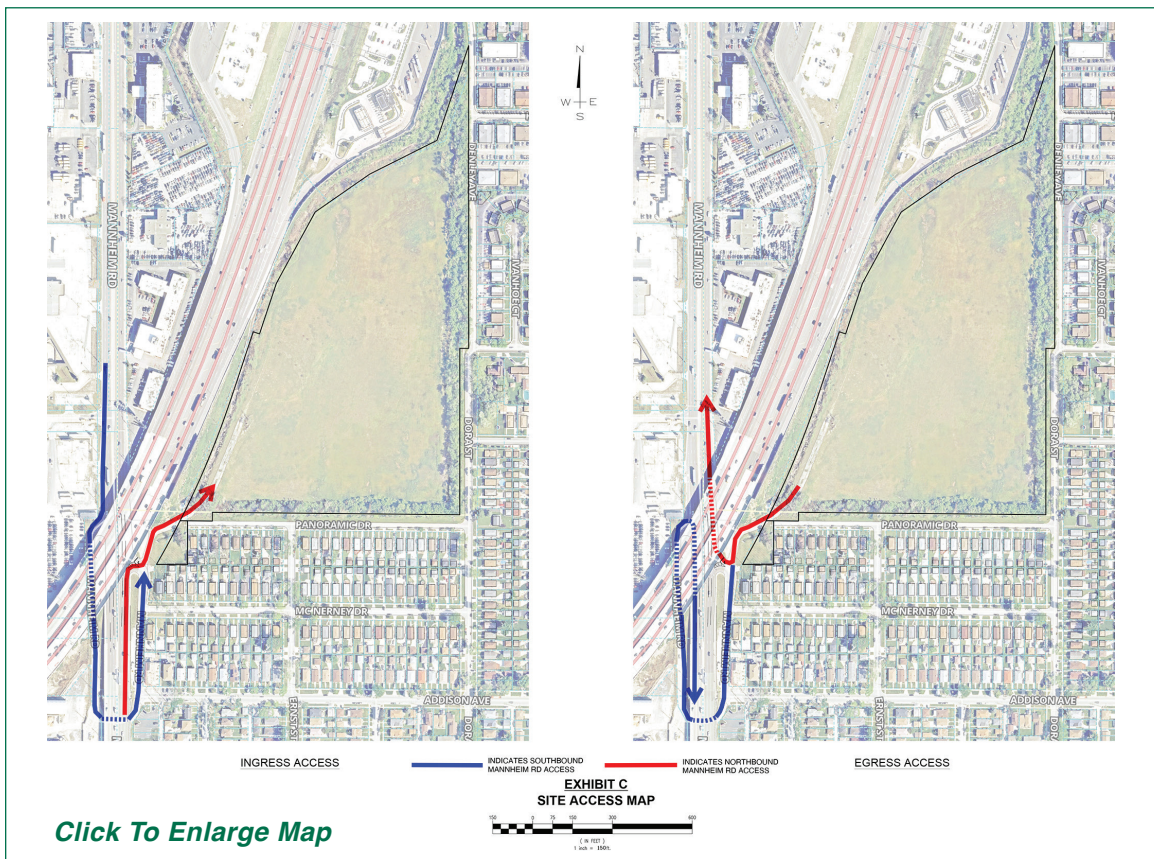
[Click To Enlarge Map](#)



## SITE ACCESS

The site is accessible from both southbound and northbound Mannheim Road. For ingress from southbound Mannheim Road, a vehicle would exit off onto the frontage road named Front Street and take that under the Mannheim Road bridge and directly into the parcel's access drive. From northbound Mannheim Road, a vehicle would turn right directly off Mannheim Road and into the parcel's access drive.

When exiting the site, both southbound and northbound Mannheim Road are also accessible. To access southbound Mannheim Road, a vehicle would exit the parcel and drive south on the frontage road that leads under the Mannheim Road bridge and then loops back to a single right-turn lane onto southbound Mannheim Road. To access northbound Mannheim Road, a vehicle would exit the parcel's access drive onto the frontage road and then immediately turn right directly onto northbound Mannheim Road.



## **PROPERTY HISTORY**

The Property was purchased in 1958, and prior to the development of the landfill, much of the parcel was used as a borrow source for construction of the adjacent interstate highway (I-294) and the O'Hare Oasis. Subsequently, precipitation and stormwater run-off from adjacent properties filled the excavated borrow pit and due to the relatively impermeable clay material on the parcel, the pit filled with water at that time and created a "Lake", which resided on the parcel for many years.

In advance of site dewatering, local opposition to the proposed landfill alleged that the "Lake" was spring-fed and consequently unsuitable for use as a landfill. In January 1974, the House of Representatives of the General Assembly directed that a study be performed to evaluate the allegations that the "Lake" was recharged by underground springs. Representatives of the Illinois Environmental Protection Agency (IEPA), the Illinois Pollution Control Board and the Division of Waterways of the Illinois Department of Transportation (IDOT) participated in the study.

The study concluded that "nothing in the site geology or soil conditions of the site could be considered indicative of the lake being spring fed." Following distribution of the report's findings, dewatering commenced in preparation for site development.

A solid waste operating permit was issued by the IEPA in 1974, and the site started accepting material in November 1974. The site accepted primarily construction and demolition debris, concrete and sand, as well as some wood and tree stumps.

In September 1976, the IEPA was notified that the last load of material had been accepted on July 10th, 1976, and that as of August 29th, 1976, the application of final cover had been completed. Post-closure groundwater monitoring requirements (quarterly analysis for three years) were completed in September 1979, and on October 1st, 1979, the IEPA issued a post-closure completion notice for no further testing on the site; however, groundwater quality monitoring continued voluntarily until 1981.

Since the landfill operations ceased in 1976, there has been no activity on the site except for routine property management and maintenance and the monitoring of environmental conditions.

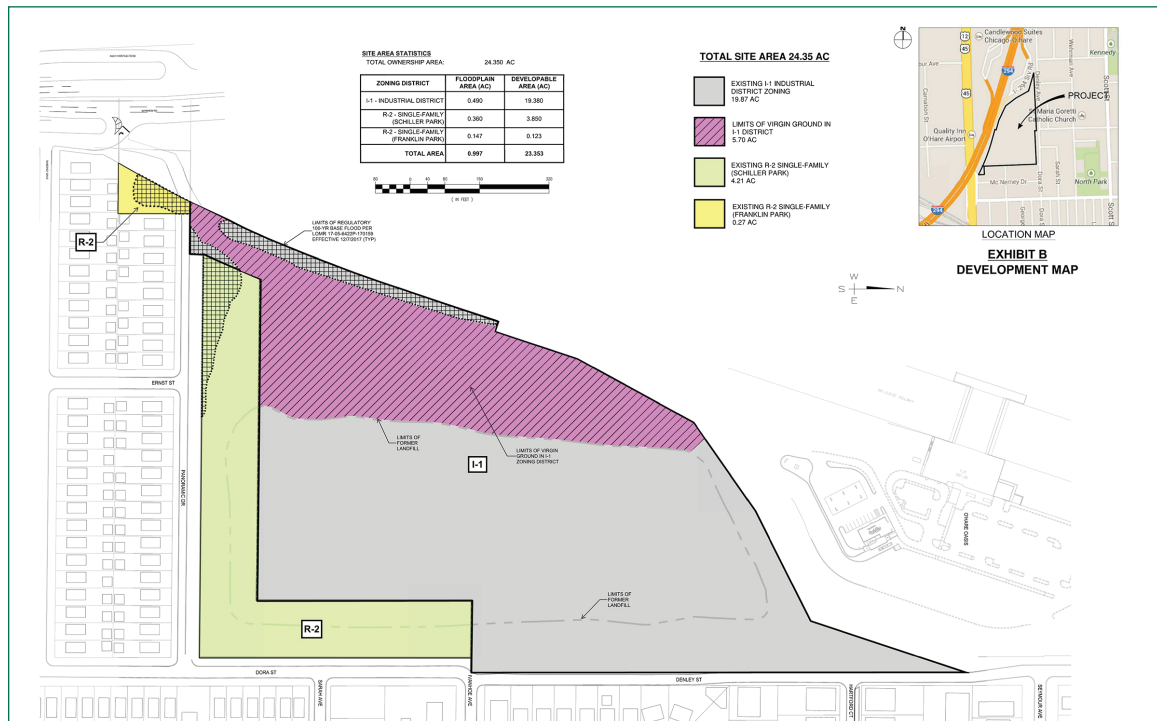
## INDUSTRIAL DEVELOPMENT

As can be seen on the Development Map Exhibit, if a developer wants to utilize the entire 24.353 acres for an industrial use, a Planned Unit Development or Development Agreement would need to be pursued to include the portions of the Property zoned for residential use.

However, a key advantage of this Property is the ability to develop the industrially zoned 19.87 acres immediately and skip the zoning/entitlement process. The Owner has multiple design layouts prepared by geotechnical and civil engineers describing how the Property could be developed, which are available upon request.

A portion of the industrial-zoned area includes 5.70 +/- acres of virgin ground, which can support a building. Architectural and Engineering consultants have recommended locating the building on all or most of the virgin ground and create the parking over the former fill where needed. Past engineering designs have also indicated that cantilevering out over the former landfill from the virgin ground is a possibility, as is the use of caissons for designs that look to build the largest building possible on the site.

[Click To Enlarge Map](#)



**See the Village of Schiller Park's Industrial Zoning Code below for a list of allowable uses.**

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**Article Xix.**

**I-1 Industrial District**

**§ 155.1901 PURPOSE.**

The I-1 Industrial District is designed to provide an environment suitable for research and development and industrial activities that do not create appreciable nuisances or hazards, or that require a pleasant, hazard- and nuisance-free environment.

*(Ord. 05-2539, passed 10-11-05; Am. Ord. 18- 4056, passed 4-19-18)*

**§ 155.1902 CONDITIONS.**

Uses allowed in the I-1 Industrial District are subject to the following conditions:

- (A) Dwelling units and lodging rooms are not permitted.
- (B) Except for outdoor patio seating at restaurants, off-street parking and off-street loading that is accessory to a zoning lot's principal use, all business, servicing or processing shall be conducted within completely enclosed buildings, and all goods sold shall be new as opposed to used or second hand, except as otherwise indicated in this Section.
- (C) All storage including but not limited to motor vehicles and junk vehicles, shall be within completely enclosed buildings or completely concealed by a solid wall or solid fence (including solid entrance and exit gates) not less than six feet nor more than eight feet in height. Chain link fencing is prohibited.
- (D) Screening of objectionable views.
  - (1) Reasonable visual privacy shall be provided for exposed storage areas, machinery installations, and trash or garbage containers as to prevent their being incongruous with the existing environment and neighboring public or private property. Complete concealment using methods including but not limited to, fencing, barriers and/or landscaping installed in accordance with the provisions of this chapter will be required for the protection and the privacy of the enclosure's contents as well as the aesthetic enhancement of property.

- (2) Lighting installed upon a building, structure, sign, or within any other fixture shall be shielded so as to prohibit light trespass upon a neighboring property or the public thoroughfare. It shall be unlawful to maintain light levels greater than one foot-candle at any time of day as measured at the curb line.

*(Ord. 05-2539, passed 10-11-05; Am. Ord. 18- 4056, passed 4-19-18; Am. Ord. 18-4089, passed 9-6-18; Am. Ord. 19-4132, passed 3-21-19; Am. Ord. 19-4134, passed 4-4-19; Am. Ord. 19-4191, passed 12-5-19; Am. Ord. 21-4251, passed 1-21-21)*

### **§ 155.1903 PERMITTED USES.**

The following uses are permitted in the I-1 Industrial District:

- (A) All manufacturing and assembling uses of property as do not endanger or injuriously affect the occupants of adjacent premises and are so operated that they do not emit dust, gas, smoke, noise, fumes, odors or vibrations;
- (B) Breweries, Distilleries, which may also include tap rooms featuring the service of alcoholic beverages;
- (C) Light duty contractors;
- (D) Offices, business or professional;
- (E) Product research and development;
- (F) Radio and/or television towers and/or other transmitting and receiving equipment, including personal wireless telecommunications facilities, provided that no antenna height shall exceed 100 feet above grade; chimneys; flag poles; and church steeples shall be excluded from the regulations contained in this section;
- (G) Restaurants, which may also include the service of alcoholic beverages, entertainment and dancing, and banquet or meeting rooms therein – but excluding adult entertainment cabarets;
- (H) Signs for each allowable use as authorized and regulated by Chapter 154 of the New Millennium Code of the Village of Schiller Park, as amended, and as may be further amended from time to time hereafter.
- (I) Accessory uses may also be allowed, if incidental to, and on the same zoning lot as the principal use allowable in this

I-1 General Industrial District, including but not limited to off-street parking and loading facilities as permitted or required in accordance with the provisions of Article XXII of this chapter. For purposes of this section “semi-trailers” shall mean semitrailers, boat trailers or any other equipment designed for or primarily used for carrying goods, freight, wares, merchandise or equipment. The parking for more than one hour or storage of semi- trailers, tow trucks, delivery trucks, tractors and vehicles over 8,000 lbs is an allowable accessory use only in the Industrial Districts on Zoning Lots which contain an active principal use and at least one loading berth unless otherwise prohibited by this section. The maximum number of accessory parking spaces for durations exceeding one hour, and intended for use by semi-trailers, trucks, or vehicles over 8,000 lbs shall not exceed the greater of 2 ½ parking spaces for each active loading berth, drive in door, or repair bay serving the principal use, or 1 parking space per every 2,500 square feet of ground floor building area attributed to the principal use.

(J) Showrooms;

(K) Telecom and/or data hosting centers; and

(L) Warehouse and Distribution Facility

(1) Use Limitations:

(a) New or existing buildings may not be located directly abutting a residential or commercial zoned property unless first conforming or being made to conform to the transitional yard, buffer, and screening requirements of the underlying district Article XIX or Article XX.

(b) All off-street loading areas for new or existing buildings must conform or be made to conform to the size, location, access, and other general requirements of Article XXII.

(c) May not contain Truck Parking Areas as defined by this code.

*(Ord. 05-2539, passed 10-11-05; Am. Ord. 08- 2692, passed 11-11-08; Am. Ord. 18-4056, passed 4-19-18; Am. Ord. 18-4081, passed 8-2-18; Am. Ord. 18-4089, passed 9-6-18; Am. Ord. 19-4132, passed 3-21-19; Am. Ord. 19-4167, passed 8-1-19; Am. Ord. 19-4191, passed 12-5-19; Am. Ord. 20-4227, passed 6-4-20; Am. Ord. 21-4251, passed 1-21-21; Am. Ord. 22-4306, passed 3-3-22)*

**§ 155.1904 CONDITIONAL USES.**

(A) The following uses may be allowed as conditional uses in the I-1 Industrial District:

- (1) Automobile rentals;
- (2) Automobile repair;
- (3) Food manufacture, packaging and processing;
- (4) Kennel;
- (5) Motor vehicle sales, provided that a majority of such vehicles for sale shall be new vehicles;
- (6) Planned unit developments;
- (7) Railroad switch yards and railroad unloading facilities;
- (8) Public Parking Areas, enclosed and other than accessory for the storage of private passenger automobiles only, except that no Public Parking Areas shall be operated within 50 feet of any residential zoning district;
- (9) Wholesale establishments;
- (10) Woodworking and wood products including lumberyards.

(B) Accessory uses may also be allowed, if incidental to, and on the same zoning lot as the principal conditional use. For purposes of this section, **SEMI-TRAILERS** shall mean semi-trailers, boat trailers or any other equipment designed for or primarily used for carrying goods, freight, wares, merchandise or equipment. The parking for more than one hour or storage of semi-trailers, tow trucks, delivery trucks, tractors and vehicles over 8,000 lbs is an allowable accessory use only in the Industrial Districts on zoning lots which contain an active principal use and at least one loading berth. The maximum number of accessory parking spaces for durations exceeding one hour, and intended for use by semi-trailers, trucks, or vehicles over 8,000 lbs shall not exceed the greater of 2 ½ parking spaces for each active loading berth, drive in door, or repair bay serving the principal use, or 1 parking space per every 2,500 square feet of ground floor building area attributed to the principal use.

*(Ord. 05-2539, passed 10-11-05; Am. Ord. 06- 2578, passed 5-23-06; Am. Ord. 10-2791, passed 9-28-10; Am. Ord. 12- 2889, passed 4-24-12; Am. Ord. 13-2938, passed 8-27-13; Am. Ord. 17-3087, passed 1-5-17; Am. Ord. 18-4056, passed 4- 19-18; Am. Ord. 18-4071, passed 6-21-18; Am. Ord. 18-4089, passed 9-6-18; Am. Ord. 19-4132, passed 3-21-19; Am. Ord. 19-4134, passed 4-4-19; Am. Ord. 19-4162, passed 7-18-19; Am. Ord. 19-4167, passed 8-1-19; Am. Ord. 19-4191, passed 12-5-19; Am. Ord. 20-4227, passed 6-4-20; Am. Ord. 21-4251, passed 1-21-21; Am. Ord. 22-4315, passed 5-5-22)*

**§ 155.1905 LOT REQUIREMENTS.**

A minimum lot width of 60 feet shall be required. A minimum lot area of 7,200 square feet is the minimum lot area in this I-1 Industrial District. *(Ord. 05-2539, passed 10-11-05)*

**§ 155.1906 YARD REQUIREMENTS.**

(A) The following traditional yards are required in the I-1 Industrial District:

- (1) Front yard. Not less than 15 feet in depth along every front lot line.
- (2) Interior side yards. Not less than ten feet in depth along each interior side lot line.
- (3) Corner side yards. Not less than five feet in depth in every instance where the side property line is adjacent to a public street.
- (4) Rear yard. Not less than 15 feet in depth along each rear lot line.

(B) Transitional Yards.

- (1) Where a side or rear lot line in an I-1 Industrial District coincides with a side or rear lot line in an adjacent residence or commercial district, a yard shall be provided along such side or rear lot line not less than 45 feet in depth and shall contain landscaping and planting suitable to provide a screen. Notwithstanding the foregoing, where there exists an improved street or alley between the lots, a yard shall be provided not less than the requirement for traditional yards. In addition, side and rear yards in industrial districts abutting residential districts shall have an eight foot closed fence and a ten foot landscape buffer.
- (2) Where industrial lots front on a street that constitutes the boundary line between industrial and residence districts or between industrial and commercial districts, all such industrial lots shall provide a front yard of not less than 60 feet in depth.

*(Ord. 05-2539, passed 10-11-05; Am. Ord. 08-2691, passed 9-23-08; Am. Ord. 21-4251, passed 1-21-21)*

**§ 155.1907 FLOOR AREA RATIO.**

In the I-1 Industrial District, floor area ratio shall not exceed 1.8.

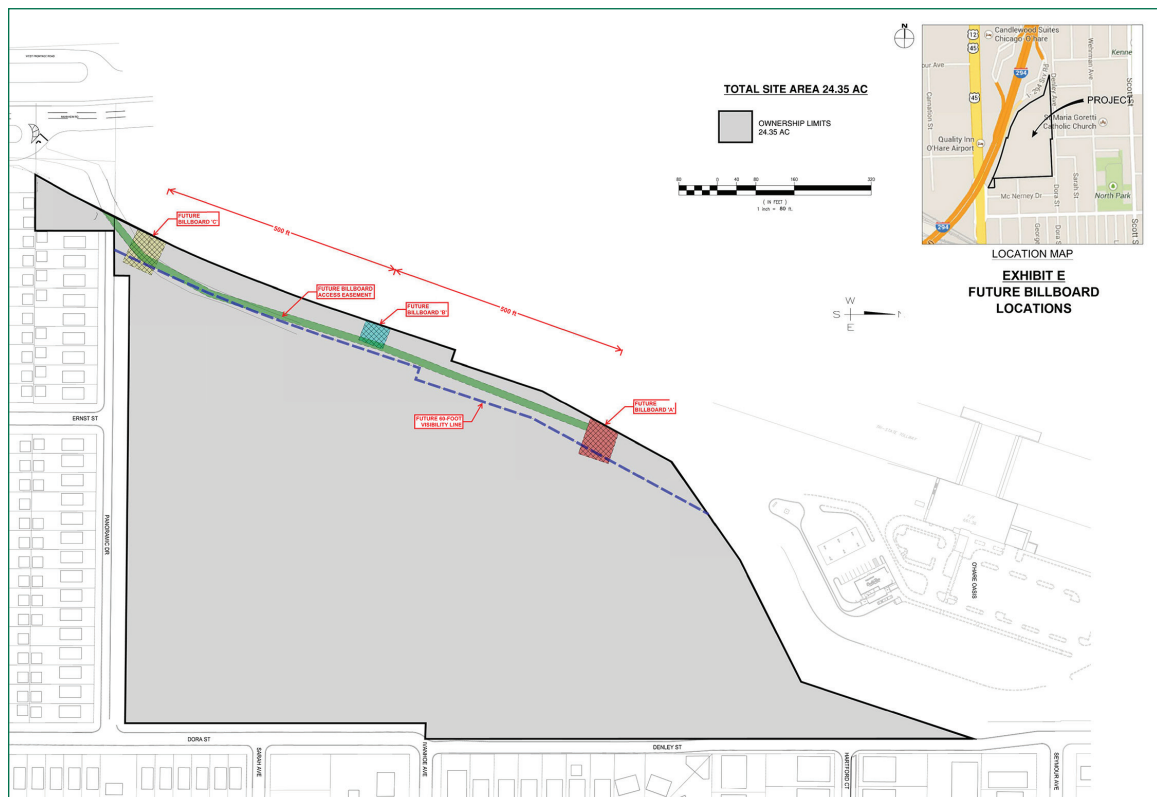
*(Ord. 05-2539, passed 10-11-05)*

## BILLBOARDS

The frontage along I-294 could potentially allow 3 billboard pads (6 faces in total) to be sited per IDOT's minimum distance requirements of 500' between pads. A survey is available showing these billboard pad locations, with the State of Illinois' setbacks and spacing requirements in place for billboard faces that are 20' x 60' or 30' x 40' in size. The three conceptual pads are all proposed on undisturbed virgin land.

All three conceptual pads are located in the Village of Schiller Park, which has zoning codes that currently do not allow for billboards on the Property, so approvals would be required via a Planned Unit Development or a text amendment to their existing code to proceed with the billboards.

[Click To Enlarge Map](#)



## I-294 STATISTICS

### Central Tri-State Tollway - Interstate 294 Summary

The Illinois State Highway Tollway Authority (ISHTA) started a 22-mile \$4 billion-dollar widening of Interstate 294 from Balmoral Avenue near O'Hare International Airport to 95th Street in Bridgeview in 2018. This "Tri-State" stretch is the Tollway's heaviest-traveled section, which sees 575,970\* vehicles daily. The original design was four lanes each direction and the new rebuilding and widening plan (which is expected to be completed in 2026) adds an extra lane in each direction and incorporates "flex lanes" on the inside shoulders for buses and emergency vehicles. The Property is adjacent to what is known as the O'Hare Oasis and per the ISHTA Traffic Data Report from 2023, the average daily car counts at the I-294 Tri-State Tollway mile marker 37.8 (the O'Hare Oasis) is 91,270\*\* cars daily or over 33,000,000 annually. Additional information can be found at:

<https://agency.illinoistollway.com/projects/tri-state/central-tri-state-reconstruction>

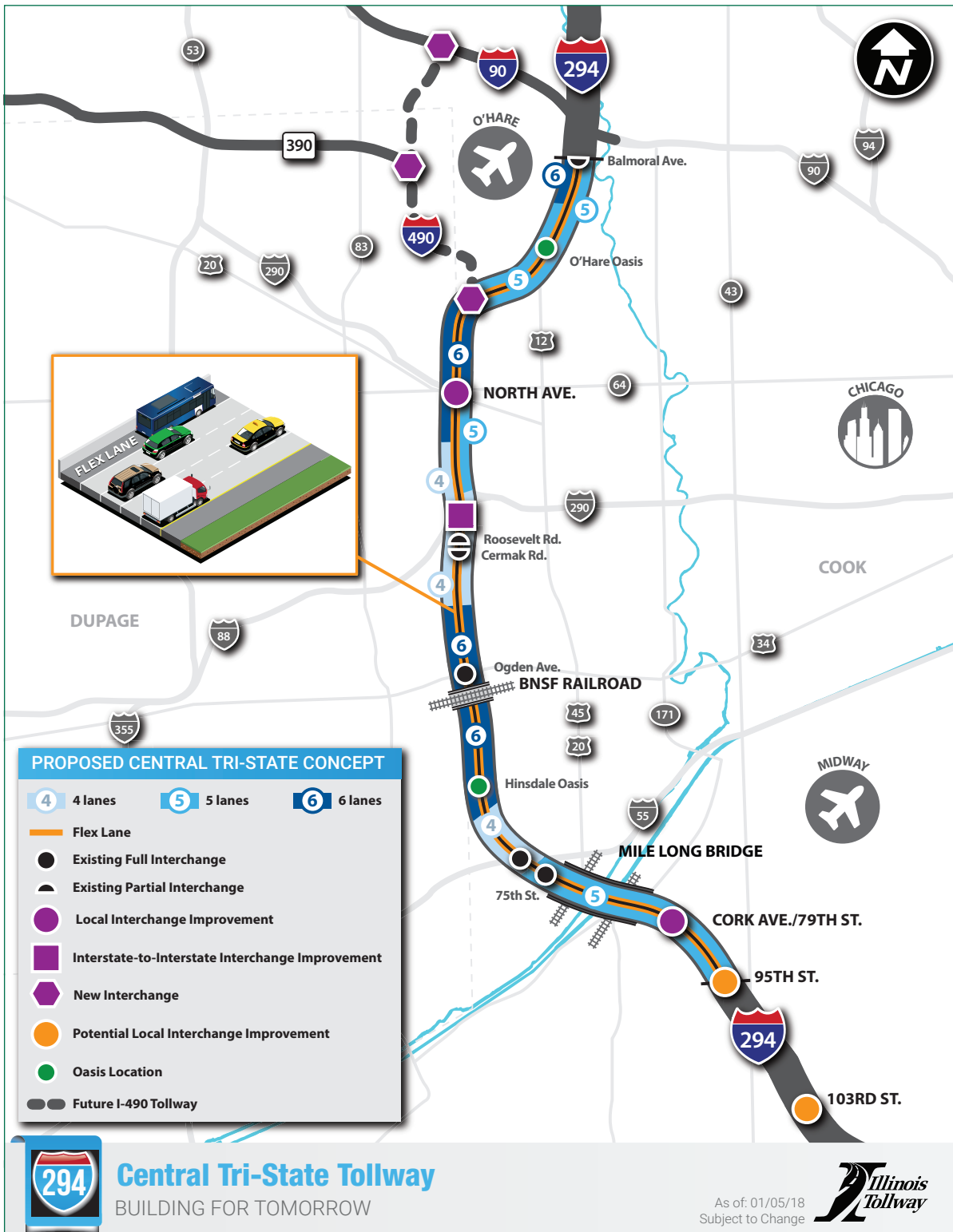
\* Source: ISHTA | Traffic Data Report 2023 by CDM Smith Section 3-12 (Page 72)

\*\* Source: ISHTA | Traffic Data Report 2023 by CDM Smith Section 3-6 (Page 66)

### Central Tri-State Tollway Project Elements

The project maximizes the value of investments into the Central Tri-State corridor for Tollway customers and the region. Project elements include:

- Provide Congestion-Relief
- Reconstruct for Current and Future Travel Needs
- Widen where Justified
- Reconfigure and Improve the I-290/I-88 Interchange at I-294
- Reconstruct and Widen the Mile Long Bridge
- Reconstruct and Lengthen the BNSF Bridge
- New and Improved Interchanges for Increased Local Access
- Address Local Noise, Aesthetic and Quality-of-Life Concerns
- Integrate Flex Lanes to Better Accommodate Transit
- Implement SmartRoad Technology
- New Truck Parking and Freight Access
- Regional Stormwater Improvements
- Part of the Tollway's 15-year, \$14 billion capital program, Move Illinois: The Illinois Tollway Driving the Future





## **POTENTIAL DATA CENTER OR ELECTRICAL INTENSIVE USE**

After Nicor performed a high-level feasibility study on the maximum natural gas volumes and pressures that could be delivered to the Schiller Park site, a third-party Power Generation Specialist group assisted in spec'ing a potential Combined Heat & Power (CHP) Cogeneration engine that could produce roughly 60MW of power onsite. Coupled with the existing ComEd availability on their 12kV system, the amount of available power in the area is more than enough for the Power Generation Specialists to stabilize the bus and frequency deviations in the Prime Power Units.

The footprint for these Prime Power Units could reside in a two-story Prime Power Building that would roughly be about a half-acre in size, which is considerably smaller than a typical 5-acre sub-station that ComEd would require of a typical data center.

For a data center end-user or a developer with an electrical-intensive use, one of the biggest takeaways of this unique opportunity is the savings of generating your own power vs. paying for electricity through ComEd. Preliminary numbers to run a roughly 60MW facility is 87% cheaper using Nicor annually and 59% cheaper when adding in the operating and maintenance cost of the Power Generation Specialists when compared to using ComEd electricity.\*

*\* CHP Feasibility Report & Preliminary Cost Comparisons Available Upon Request*

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**FOR FURTHER INQUIRES PLEASE CONTACT US AT:**  
**(224) 300-0445 • [schillerpark25@gmail.com](mailto:schillerpark25@gmail.com)**

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## TECHNICAL DESCRIPTION

### Genset-Container JGC 620 GS-N.L J781 13,8 kV

Grid Parallel with Island Operation

dyn. GC Profile 1 (150ms/30%)

### Data Center

Scope of supply:

**CHP Module** ✓

50 Hz  **60 Hz** ?

Natural Gas ▼

**Electrical Output** > 3,091-3,331 kW

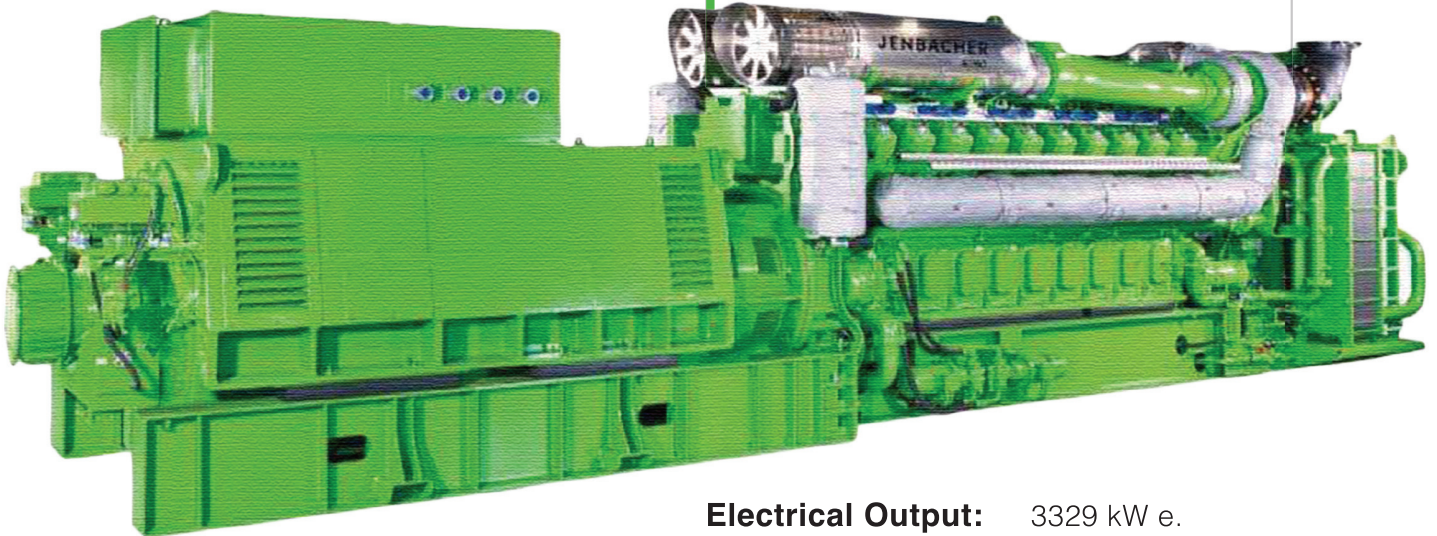
**Thermal Output** > 3,139-3,560 kW

**Voltage** > 480V - 13.8kV

**Electrical Efficiency** > up to 45.5%

**Thermal Efficiency** > up to 46.6%

L: 420 x W:90 x H:110inches



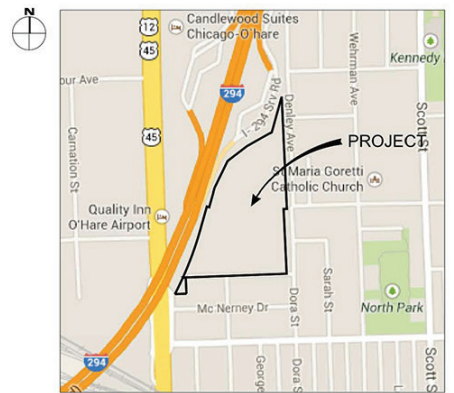
**Electrical Output:** 3329 kW e.

**Emission Values:**

NOx <500 mg/Nm<sup>3</sup> (5% O<sub>2</sub>) | <190 mg/Nm<sup>3</sup> (15% O<sub>2</sub>)

10230 Panoramic Drive  
SCHILLER PARK, ILLINOIS 60131

SP25, LLC  
OFFERED EXCLUSIVELY  
BY DREW DANIELS



**LOCATION MAP**  
**EXHIBIT A**  
**ZONING MAP**



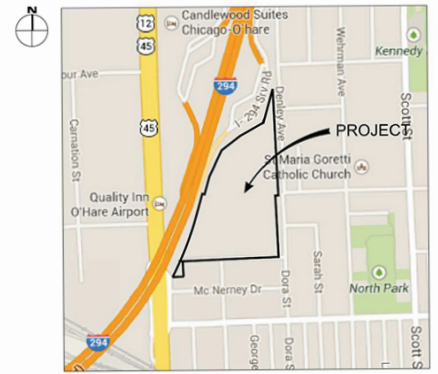
**SITE AREA STATISTICS**  
TOTAL OWNERSHIP AREA: 24.350 AC

ZONING DISTRICT	FLOODPLAIN AREA (AC)	DEVELOPABLE AREA (AC)
I-1 - INDUSTRIAL DISTRICT	0.490	19.380
R-2 - SINGLE-FAMILY (SCHILLER PARK)	0.360	3.850
R-2 - SINGLE-FAMILY (FRANKLIN PARK)	0.147	0.123
<b>TOTAL AREA</b>	<b>0.997</b>	<b>23.353</b>



**TOTAL SITE AREA 24.35 AC**

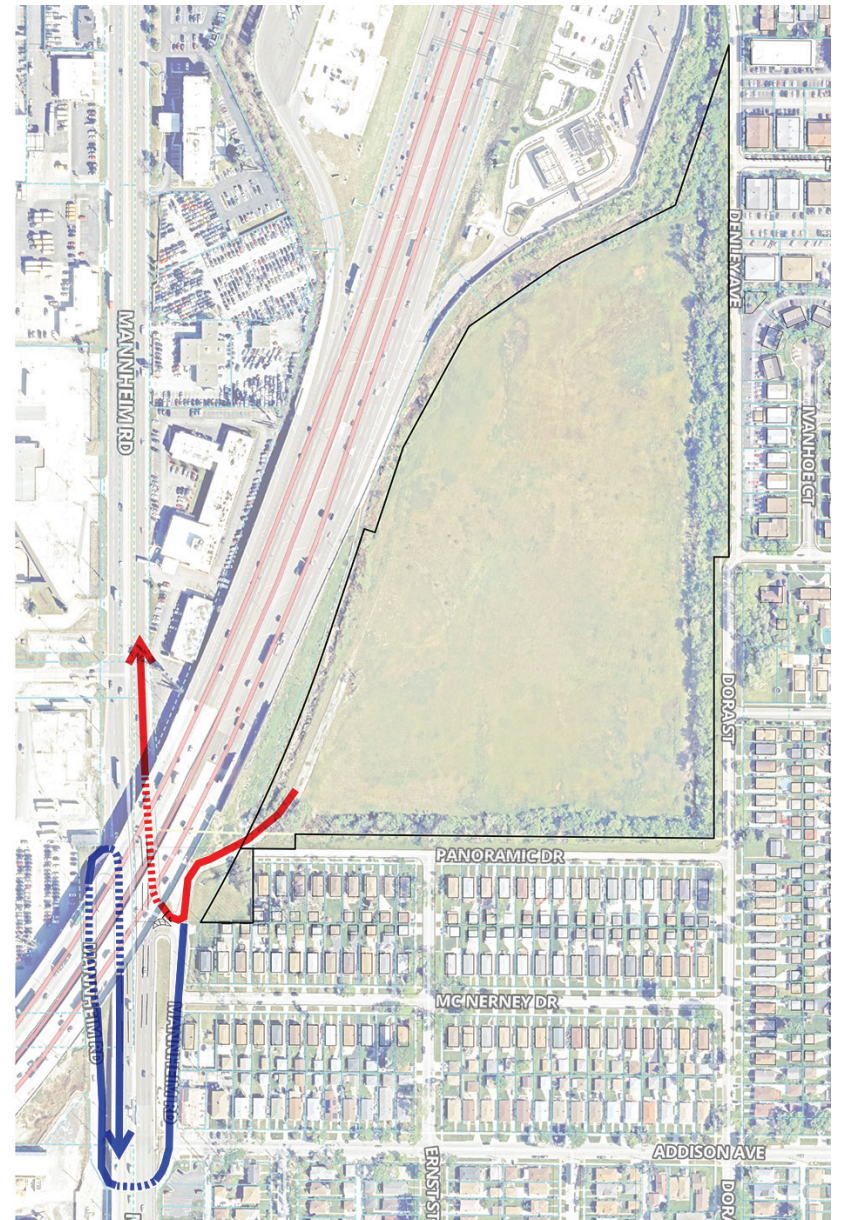
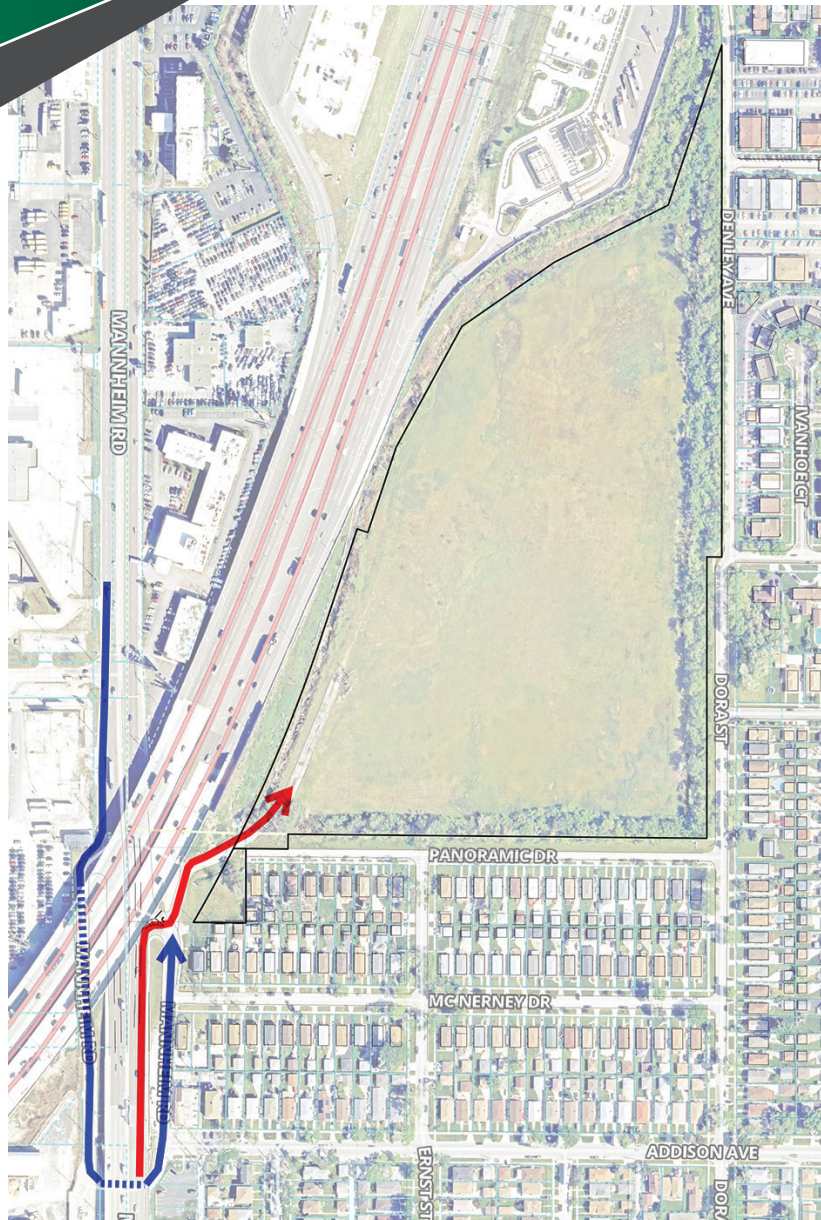
- EXISTING I-1 INDUSTRIAL DISTRICT ZONING 19.87 AC
- LIMITS OF VIRGIN GROUND IN I-1 DISTRICT 5.70 AC
- EXISTING R-2 SINGLE-FAMILY (SCHILLER PARK) 4.21 AC
- EXISTING R-2 SINGLE-FAMILY (FRANKLIN PARK) 0.27 AC



LOCATION MAP

**EXHIBIT B  
DEVELOPMENT MAP**





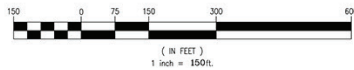
INGRESS ACCESS

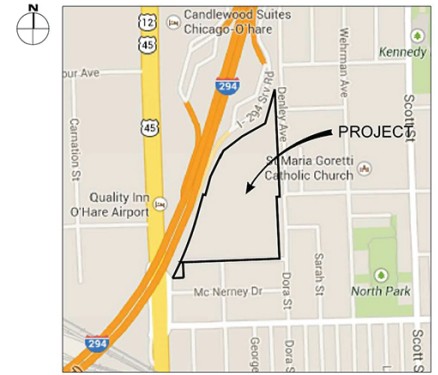
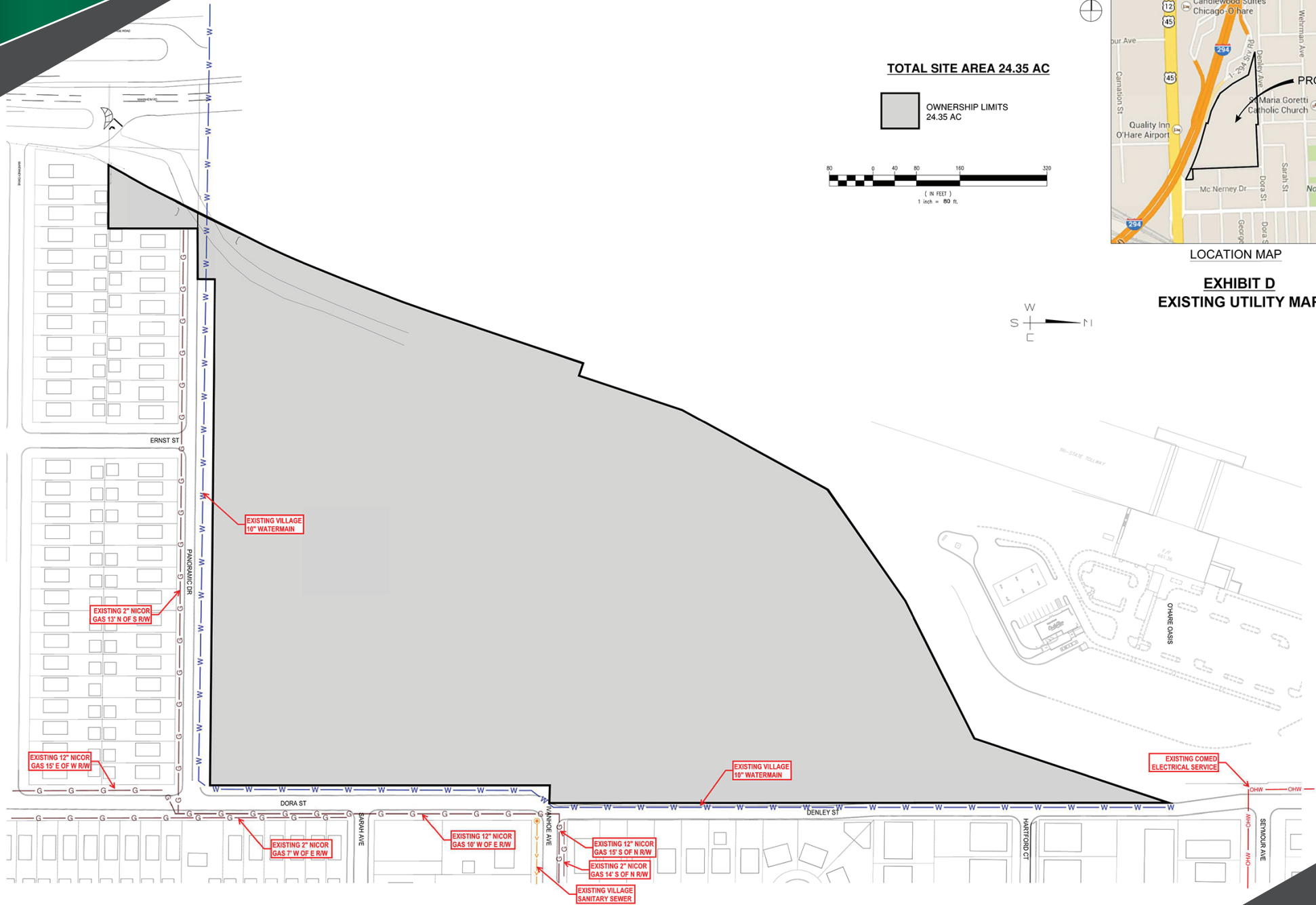
— INDICATES SOUTHBOUND  
MANNHEIM RD ACCESS

— INDICATES NORTHBOUND  
MANNHEIM RD ACCESS

EGRESS ACCESS

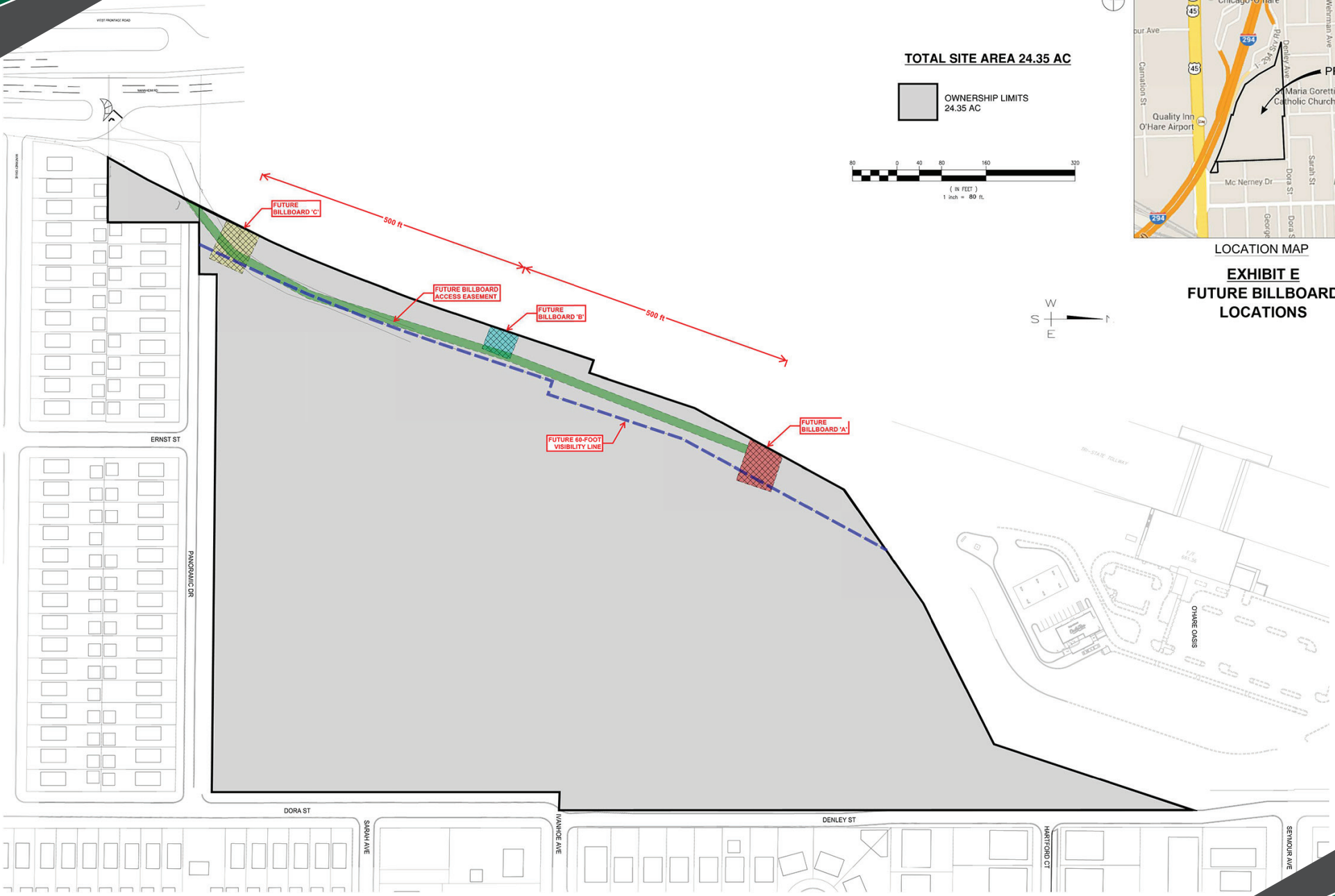
**EXHIBIT C  
SITE ACCESS MAP**





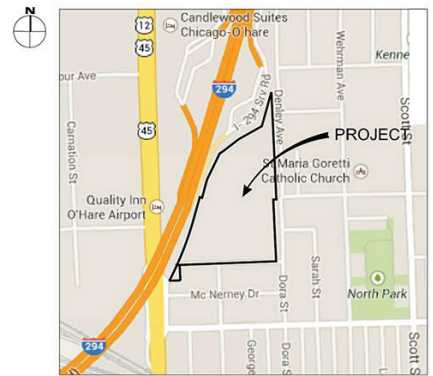
**EXHIBIT D**  
**EXISTING UTILITY MAP**





**TOTAL SITE AREA 24.35 AC**

OWNERSHIP LIMITS  
24.35 AC



LOCATION MAP

**EXHIBIT E  
FUTURE BILLBOARD  
LOCATIONS**